

GREENVILLE CO. S. C.

Mortgagee's mailing address: Box 746, Marlin Drive, Fripp Island, S. C. 29920

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STATE OF SOUTH CAROLINA } BONNIE S. TANKERSLEY  
COUNTY OF GREENVILLE } R.M.C.

**MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, Charles E. Plaxco

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Williams

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five Thousand and 00/100-----

----- Dollars (\$ 5,000.00 ) due and payable

in equal monthly installments of Seventy Five and 88/100 (\$75.88) Dollars per month, beginning August 1, 1980, and continuing on the first day of each successive month thereafter until paid in full; with the privilege to prepay in full at any time without penalty.

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 3 according to a plat of property of W. A. Bates and George Brownlee prepared by Will D. Neves, Engineer, 1918, and recorded in the RMC Office for Greenville County in Plat Book E, at Page 69 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Augusta Street, at the joint front corner of Lots Nos. 2 and 3 and running thence along the joint line of said lots, S. 78-45 E. 80 feet to an iron pin on the western side of an 8 foot alley, the joint rear corner Lots Nos. 2 and 3; thence along the western side of said 8 foot alley, along the rear line of Lot No. 3, N. 0-45 W. 22.6 feet to an iron pin, the joint rear corner Lots Nos. 3 and 4; thence along the joint line of said lots, N. 78-30 W. 80 feet to an iron pin on the eastern side of said Augusta Street, the joint front corner Lots Nos. 3 and 4; thence along the eastern side of said Augusta Street, S. 0-45 E. 23.5 feet to the point of beginning.

LESS, HOWEVER: ALL that certain small strip from the northernmost side of Lot No. 3 which fronts .45 feet on the eastern side of Augusta Street and .85 feet on the above mentioned 8 foot alley, the same being the northern one-half of the brick wall which is located on the joint line of Lots Nos. 3 and 4.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a plat of property of William R. Williams prepared by R. B. Bruce, R.L.S., June 27, 1960, to be recorded in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of an 8 foot alley located at the rear of Lot No. 3, which iron pin is located N. 0-45 W. 5.65 feet from the joint rear corner Lots Nos. 2 and 3, and running thence along the rear line of Lot No. 3, N. 0-45 W. 16 feet to an iron pin located at the joint rear corner of property (cont. on Sch.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate. "A")

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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